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OFFICE OF THE
BOARD OF COMMISSIONERS OF COOK COUNTY

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TONI PRECKWINKLE
PRESIDENT

MATTHEW B. DeLEON
SECRETARY TO THE BOARD

JULY 29, 2013

NOTICE AND AGENDA

There will be a meeting of the **Finance Subcommittee on Real Estate & Business & Economic Development** of the Board of Commissioners of Cook County on **Wednesday, July 31, 2013** at the hour of **1:15 P.M.** in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois to consider the following:

1. PUBLIC TESTIMONY

324320 BUREAU OF ECONOMIC DEVELOPMENT, DEPARTMENT OF PLANNING AND DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated July 11, 2013 from Herman Brewer, Chief:

respectfully submitting this resolution regarding Brigham Construction Company and U-Store-It Midlothian, LLC's request for a Class 8 property tax incentive for special circumstances and substantial rehabilitation for an commercial building located at 3647 W. 147th Street and 14723 S. Lawndale Ave., Midlothian, Illinois 60445, Illinois. The applicant intends to lease the site to its company U-Store-It Midlothian, LLC a self-storage facility.

Brigham Construction Company and U-Store-It Midlothian, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; has been purchased for value; and substantial rehabilitation will be completed under the Class 8 Ordinance. This resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Joan Patricia Murphy, County Commissioner.



**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &
ECONOMIC DEVELOPMENT COMMITTEE NOTICE**

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PROPOSED RESOLUTION

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Brigham Construction Company/ U-Store-It Midlothian, LLC and Resolution No. 13-0522-A from the Village of Midlothian for an abandoned industrial facility located at 3647 W. 147th Street and 14723 S. Lawndale Ave. Midlothian, Illinois 60445, Cook County, Illinois, Cook County District 6, and Permanent Index Number 28-11-305-016-0000, 28-11-305-017-0000 and 28-11-305-003-000 .

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of more than 24 months and no purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the period of qualifying abandonment in cases where the facility has been abandoned for more than 24 consecutive months with no purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 26 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 2 new full-time jobs and 3 part-time jobs; and create 15 or more construction jobs; and

WHEREAS, the Village of Midlothian states the Class 8 is necessary for development to occur and that special circumstances exist which include the subject property has been vacant for more than 24 months there has been no purchase for value; and that the subject property is in need of substantial rehabilitation; and

**FINANCE SUBCOMMITTEE ON REAL ESTATE & BUSINESS &
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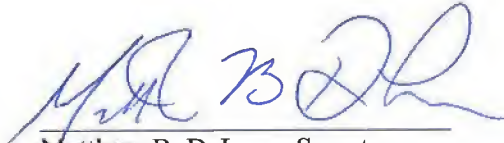
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NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, State of Illinois, that the President and Board of Commissioners validate the property located at 3647 W. 147th Street and 14723 S. Lawndale Ave., Midlothian, Illinois 60445, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

***Referred to the Finance Subcommittee on Real Estate & Business & Economic Development on 7-17-13.**

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.


Matthew B. DeLeon, Secretary

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Vice-Chairman: Murphy
Members: Butler, Gorman, Reyes, Schneider, Steele